



## REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

**TO:** Caroline Martin, City Attorney's Office

**FROM:** Matt Bryner, P.E. Senior Engineering Manager  
Right-of-Way Services

**DATE:** May 31, 2017

**ROW #:** 2016-Dedication-0000240      **SCHEDULE #:** 0232302044000

**TITLE:** This request is to dedicate a parcel of land as Public Right of Way as Public Alley.  
Located near the intersection of W. 20<sup>th</sup> Ave. and N. Grove St.

**SUMMARY:** Request for a Resolution for laying out, opening and establishing certain real property as part of the system of thoroughfares of the municipality; i.e. as Public Alley. This parcel(s) of land is being dedicated to the City and County of Denver for Public Right-of-Way, as part of the development project (**The Grove Townhomes**)

It is requested that the above subject item be placed on the Mayor-Council Agenda for the next available date.

Therefore, you are requested to initiate Council action to dedicate a parcel of land for Public Right-of-Way purposes as Public Alley. The land is described as follows.

### **INSERT PARCEL DESCRIPTION ROW # (2016-Dedication-0000240-001) HERE.**

A map of the area to be dedicated is attached.

MB/JS/BV

cc: Asset Management, Robert Koehler  
City Councilperson & Aides, Rafael Espinoza District # 1  
Council Aide Gina Volpe  
Council Aide Amanda Sandoval  
City Council Staff, Zach Rothmier  
Environmental Services, David Erickson  
Public Works, Manager's Office, Alba Castro  
Public Works, Manager's Office, Angela Casias  
Public Works, Right-of-Way Engineering Services, Ted Christianson  
Department of Law, Brent Eisen  
Department of Law, Shaun Sullivan  
Department of Law, Caroline Martin  
Department of Law, Stan Lechman  
Department of Law, Cynthia Devereaux  
Public Works Survey, Jon Spirk  
Public Works Survey, Paul Rogalla  
Owner: City and County of Denver  
Project file folder 2016-Dedication-0000240

## ORDINANCE/RESOLUTION REQUEST

Please email requests to Angela Casias  
at [angela.casias@DenverGov.org](mailto:angela.casias@DenverGov.org) by **12:00 pm on Monday.**

**\*All fields must be completed.\***  
*Incomplete request forms will be returned to sender which may cause a delay in processing.*

Date of Request: May 31, 2017

Please mark one:  Bill Request or  Resolution Request

1. Has your agency submitted this request in the last 12 months?

Yes  No

If yes, please explain:

2. **Title:** (Include a concise, one sentence description – please include name of company or contractor and contract control number - that clearly indicates the type of request: **grant acceptance, contract execution, contract amendment, municipal code change, supplemental request, etc.**)

This request is to dedicate a parcel of land as Public Right of Way as Public Alley.  
Located near the intersection of W. 20<sup>th</sup> Ave. and N. Grove St.

3. **Requesting Agency:** Public Works-Right-of-Way Services  
**Agency Division:** Survey

4. **Contact Person:** (With actual knowledge of proposed ordinance/resolution.)

- **Name:** Barbara Valdez
- **Phone:** 720-865-3153
- **Email:** Barbara.valdez@denvergov.org

5. **Contact Person:** (With actual knowledge of proposed ordinance/resolution who will present the item at Mayor-Council and who will be available for first and second reading, if necessary.)

- **Name:** Angela Casias
- **Phone:** 720-913-8529
- **Email:** Angela.Casias@denvergov.org

6. **General description/background of proposed ordinance including contract scope of work if applicable:**

Request for a Resolution for laying out, opening and establishing certain real property as part of the system of thoroughfares of the municipality; i.e. as Public Alley. This parcel(s) of land is being dedicated to the City and County of Denver for Public Right-of-Way, as part of the development project (**The Grove Townhomes**)

**\*\*Please complete the following fields:** (Incomplete fields may result in a delay in processing. If a field is not applicable, please enter N/A for that field – please do not leave blank.)

- a. **Contract Control Number:** N/A
- b. **Contract Term:** N/A
- c. **Location:** Near W. 20<sup>th</sup> and Grove St.
- d. **Affected Council District:** Rafael Espinoza Dist. 1
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):**

7. **Is there any controversy surrounding this ordinance?** (Groups or individuals who may have concerns about it?) **Please explain.**

None.

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_



**DENVER**  
THE MILE HIGH CITY

## EXECUTIVE SUMMARY

**Project Title: 2016-Dedication-0000240, The Grove Townhomes**

**Description of Proposed Project: Dedicate a parcel of public right of way as Public Alley.**

**Explanation of why the public right-of-way must be utilized to accomplish the proposed project: The City and County of Denver was deeded this land to dedicate as Public Right of Way**

**Has a Temp MEP been issued, and if so, what work is underway: N/A**

**What is the known duration of an MEP: N/A**

**Will land be dedicated to the City if the vacation goes through: N/A**

**Will an easement be placed over a vacated area, and if so explain: N/A**

**Will an easement relinquishment be submitted at a later date: N/A**

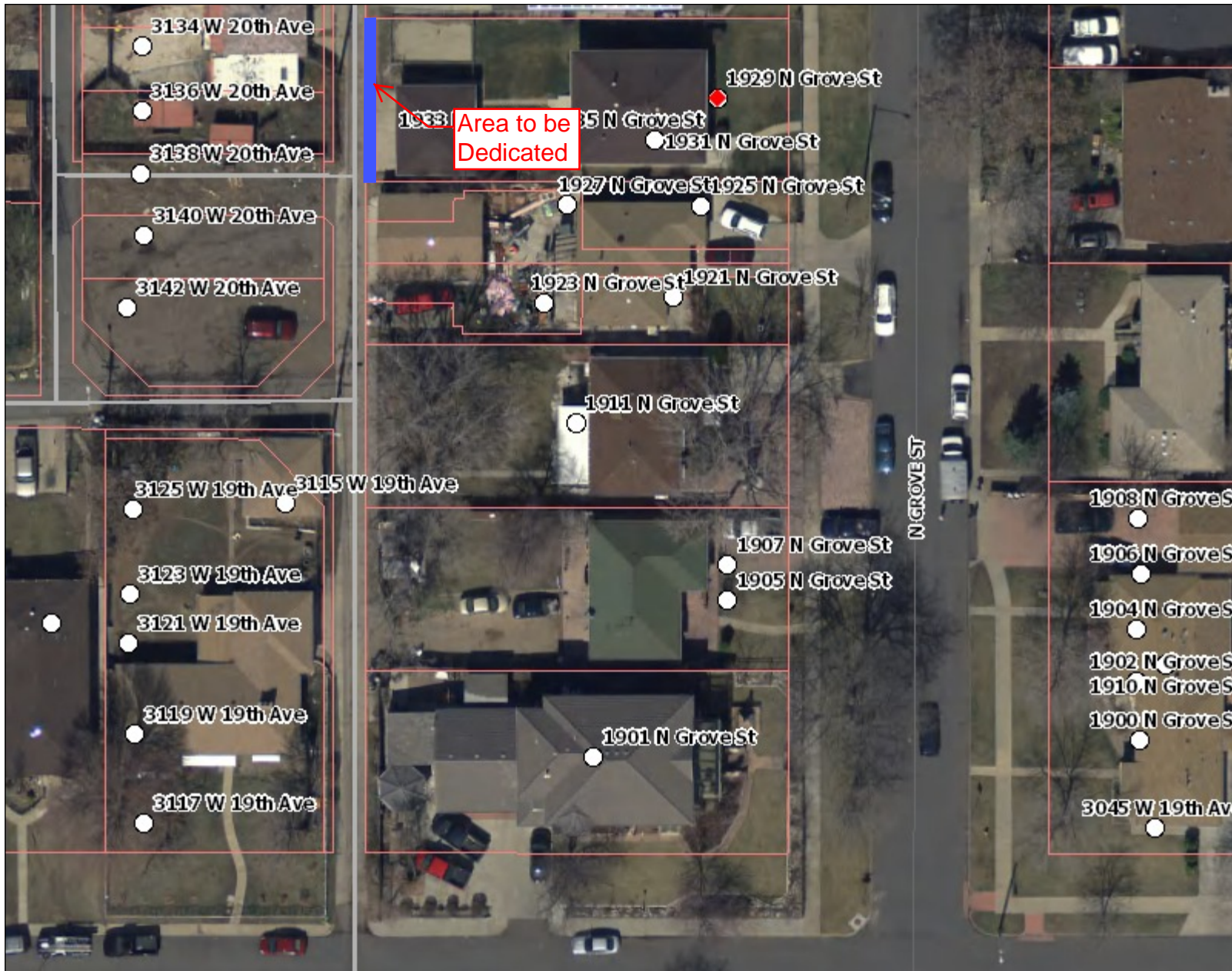
**Additional information: This land was deeded to the City and County of Denver for the purpose to dedicate it as Public Right-of-Way, as a part of a development project called, The Grove Townhomes.**

PW Legal Description No. 2016-DEDICATION-0000240-001

A parcel of land conveyed by Warranty Deed to the City and County of Denver, recorded on the 7th day of February, 2017, at Reception No. 2017016544 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, being more particularly described as follows:

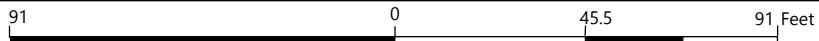
A PARCEL OF LAND BEING THREE (3) FEET IN WIDTH, SITUATED IN BLOCK 2, GRAHAM RESUBDIVISION, CHELTENHAM HEIGHTS, IN THE SW 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, TO WIT:

THE WEST THREE (3) FEET OF LOTS 5 AND 6, BLOCK 2, GRAHAM RESUBDIVISION, CHELTENHAM HEIGHTS. THE ABOVE DESCRIBED PARCEL CONTAINS 150 SQUARE FEET OR 0.0034 ACRES MORE OR LESS.

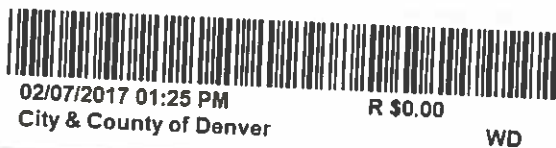


### Legend

- Benchmarks
- Range Points
- Active Addresses
  - Associated
  - Land
  - Structure
  - Utility
- Streams
- Irrigation Ditches Reconstruct (Gardeners)
- Irrigation Ditches
- Streets
- Alleys
- Railroads
  - + Main
  - + Yard
  - + Spur
  - + Siding
  - + Interchange track
  - + Other
- Bridges
- Rail Transit Stations
  - Existing
  - Planned
- ▲ Park-N-Ride Locations
- Lakes
- County Boundary
- Parcels
- Parks
  - All Other Parks; Linear
  - Mountain Parks







WARRANTY DEED

THIS DEED, dated 2-7-17, 2017, is between 1931 Grove LLC, a Colorado limited liability company ("Grantor"), and the City and County of Denver, a home rule city and municipal corporation of the State of Colorado ("Grantee"), whose address is 1437 Bannock Street., Denver, CO 80202.

WITNESS, that the Grantor, for and in consideration of the sum of TEN DOLLARS AND 00/100 (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the City and County of Denver and State of Colorado, described as follows:

EXHIBIT "A" attached hereto and incorporated herein

Assessor's schedule or parcel number: Vacant Land  
Address: Vacant Land

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, its successors and assigns forever. The Grantor covenants, grants, bargains, and agrees to and with the Grantee, its successors and assigns, that at the time of the ensealing and delivery of these presents, it is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, except for all matters of record.

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, except for all matters of record.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

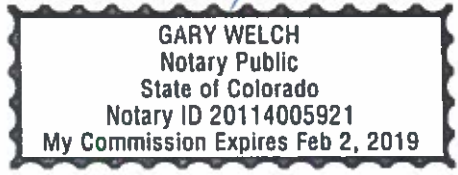
1931 Grove LLC  
By: AUSTIN  
Title: MANAGER

STATE OF Colorado  
COUNTY OF Arapahoe

The foregoing instrument was acknowledged before me this day 7<sup>th</sup> of February, 2017 by Austin Sittko as Manager of 1931 Grove LLC.

Witness my hand and official seal.  
My commission expires: 02/02/2019

[Signature]  
Notary Public



Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

16-234  
Approved  
Asset Management  
Date: 02/07/17  
Project Description: 1931 Grove, LLC

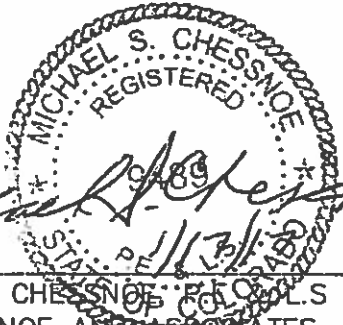
DESCRIPTION

PARCEL SITUATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO.

DESCRIPTION:

A PARCEL OF LAND BEING THREE (3) FEET IN WIDTH, SITUATED IN BLOCK 2, GRAHAM RESUBDIVISION, CHELTENHAM HEIGHTS, IN THE SW 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, TO WIT:

THE WEST THREE (3) FEET OF LOTS 5 AND 6, BLOCK 2, GRAHAM RESUBDIVISION, CHELTENHAM HEIGHTS. THE ABOVE DESCRIBED PARCEL CONTAINS 150 SQUARE FEET OR 0.0034 ACRES MORE OR LESS.



*Michael S. Chessnoe*

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MICHAEL S. CHESSNOE, P.E., C.O.E.  
C/O CHESSNOE AND ASSOCIATES  
4101 EAST WESLEY AVENUE, SUITE 2  
DENVER, CO 80222

PREPARED BY:

CHESSNOE AND ASSOC.  
4101 EAST WESLEY AVENUE  
SUITE 2  
DENVER, CO. 80222

TELE. NO. 303-722-3267

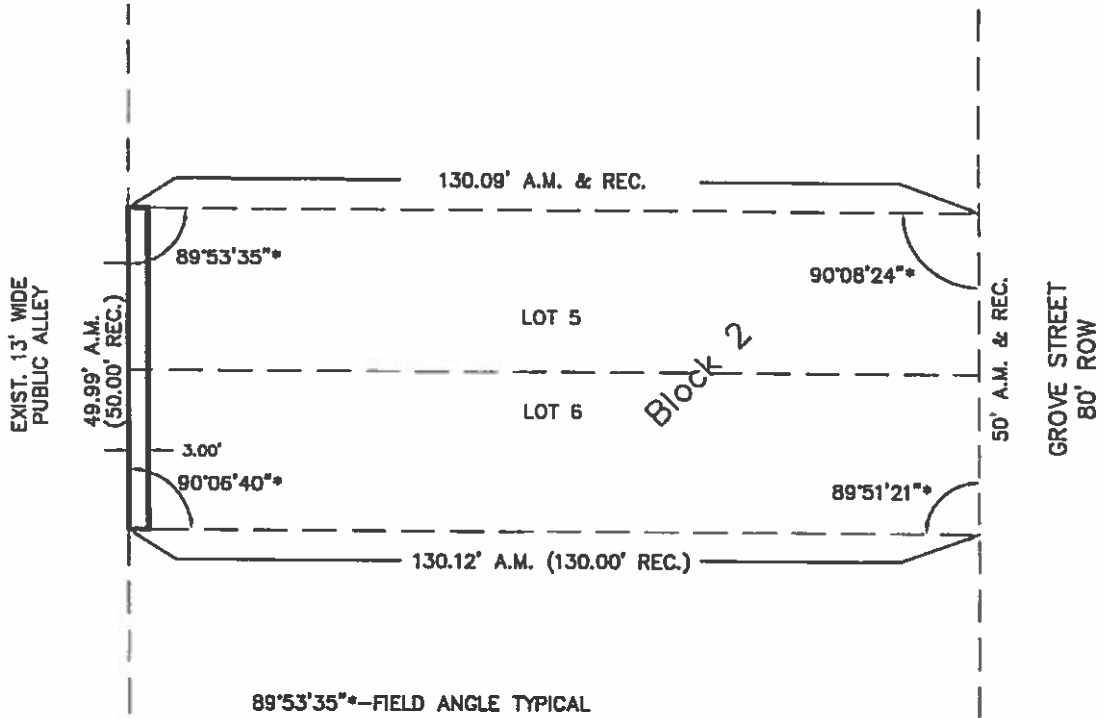
NOVEMBER 1, 2016

① REVISED 1-13-17-ADDED ROW  
& DS NOS.

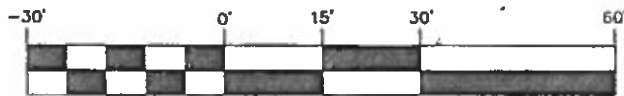
② REVISED 1-17-17-REVISED  
SOUTH & WEST PROPERTY  
LINE DIMENSIONS

EXHIBIT

PARCEL SITUATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH,  
RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO.



GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY, IT IS INTENDED TO DEPICT ONLY THE ATTACHED LEGAL DESCRIPTION.